

Minutes

Jefferson City Regional Planning Commission

April 27th, 2026

5:30 P.M.

Members' Present

Spencer Gatlin, Chair

Mitch Cain, Mayor

Kevin Bunch, Vice Mayor

Scott McMinn

Jeff Chitwood, Secretary

Mary Kay Nester

Kyle Cutshaw

Others Present

Jordan Rockwell, ETDD Planner

Jeff Houston, Building Official

Will Kurtz, Codes Enforcement Officer

Mark Brown, Standard Banner

Ailene Combs, Councilwoman

Sheila Purkey, Councilwoman

James Gallup, City Manager

Kevin Lamb

Randy Corlew, Engineer

Minutes

Chairman Gatlin called the meeting to order at 5:41 P.M. Motion by Mr. Chitwood, second by Mr. Bunch to approve March 23rd, 2026, Regional Planning Commission minutes. Approved unanimously.

Citizens Comments

None.

Old Business

None.

New Business

Kevin Lamb – Consider Site Plan Revision for Outdoor Storage Facility – Located off N. Chucky Pike

Primary discussion focused on the proposed site plan revisions. It was stated that the primary reason for the revision was due to rock being encountered during excavation of the site, requiring the shifting of the buildings to avoid the rocky areas and still allow for the same number of proposed buildings as originally intended. It was discussed that a joint access easement was added to the neighboring property to allow for the use of the existing driveway access. The revised site plan was found to be in general compliance with all zoning requirements. It was stated that a review of the revised stormwater calculations would need to be performed. The revised site plan was approved unanimously contingent upon review of the stormwater calculations, on a motion by Mr. Bunch, and a second by Mr. Chitwood.

Jeannine Hurt – Consider site plan revisions for a To-Go Sandwich Shop in an existing Building – Located off E. Broadway Blvd.

Primary discussion focused on the proposed use for the existing building. It was stated that previously the building was used as a walk-in medical clinic. This building has an available drive-through window that will be used as a walk-up ordering/pick-up window. The primary concern for using the drive-through window for walk-up purposes is customer safety. Multiple suggestions were proposed and the use of protective bollards to allow for an area safe for walk-up purposes was the imposed condition. The site plan was found to be in general compliance with the Zoning ordinance. Contingent upon the installation of protective bollards in the walk-up area, the site plan revision was approved unanimously. With a motion from Mr. Chitwood, and a second from Mr. Cain.

Other Items for Discussion

None.

Adjourn

Having no further business, the meeting was adjourned at 5:56 P.M.